

0093-ORD
Substitute A
02/27/98

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5055

AN ORDINANCE regarding the Land Use Code; and relating to the slope performance standards for single family development; amending Section 20.25H.110D.4, of the Bellevue City Code.

WHEREAS, unusual site circumstances require flexibility in the review and approval of requests for topographic modifications necessary to accommodate development on single family sites; and

WHEREAS, it is the intent of the Bellevue City Council that the Land Use Code contain the flexibility necessary to accommodate development while maintaining controls which preserve the environmental and aesthetic quality of the City; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), RCW 43.21C, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.25H.110.D.4 of the Bellevue Land Use Code is amended as follows:

4. Single-Family Dwellings.

a. Design.

i. Design shall minimize topographic modification.

Structures shall conform to the natural contour of the slope. The foundation shall be tiered to conform to the existing topography and step down the slope with earth retention incorporated into the structure where feasible. Standard prepared building pads, i.e., slab on grade shall be avoided; and

ii. Garages on sites sloping uphill should be placed below the main floor elevation where feasible to reduce grading and to fit structures into existing topography. Garages on sites sloping downhill from the street may be required to be placed as close to the right-of-way as feasible and at or near street grade. Intrusion into the front setback, as provided in Section 20.20.025.B may be required. On slopes in excess of 25 percent, driveways shall be designed to minimize disturbance and should provide the most direct connection between the building and the public or private street; and

iii. Changes in existing grade outside the building footprint shall be minimized. Excavation shall not exceed 10 feet. Fill shall not exceed 5 feet subject to the following provisions: all fill in excess of 4 feet shall be engineered; and, engineered fill may be approved in exceptional circumstances to exceed 5 feet to a maximum of 8 feet. Exceptional circumstances are: 1) instances where driveway access would exceed 15 percent slope if additional fill retained by the building foundation is not permitted; or, 2) where the 5 foot fill maximum generally is observed but limited additional fill is necessary to accommodate localized variations in topography; and

iv. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 25 percent, grading for yard area may be disallowed where inconsistent with this criteria.

b. Construction Types.

i. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation; and

ii. On slopes in excess of 25 percent, use of pole-type construction which conforms to the existing topography is required where feasible. The structure must be tiered to conform to the existing topography and to minimize topographic modification; and

iii. On slopes in excess of 25 percent, piled deck support structures are preferred for parking or garages over fill-based construction types.

Section 2. This ordinance shall take effect and be in force five (5) days after passage by the City Council.

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PASSED by the City Council this 2nd day of March, 1998, and
signed in authentication of its passage this 2nd day of
March, 1998.

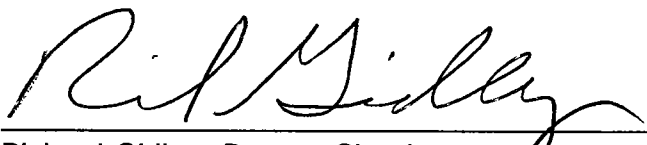
(SEAL)



Mike Creighton, Mayor


Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published March 6, 1998